

AN ORDINANCE 2006-02-09-0207

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 32.37 acres out of NCB 16588 from "BP" Business Park District to "R-5" Residential Single-Family District.

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

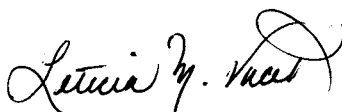
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective on February 19, 2006.

PASSED AND APPROVED this 9th day of February, 2006.


ATTEST:


City Clerk


M A Y O R

PHIL HARDBERGER

APPROVED AS TO FORM:


City Attorney

Agenda Voting Results

Name: Z-14.

Date: 02/09/06

Time: 02:35:33 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2006017 (District 10): An Ordinance amending the zoning district boundary from "BP" Business Park District to "R-5" Residential Single-Family District on 32.37 acres out of NCB 16588, 16700 Block of Dolente Road and Mandolino Lane as requested by Brown P.C., Applicant, for Leinguer Ventures, LLC, Owner(s). Staff and Zoning Commission recommend approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

Z2006017



FIELD NOTES

FOR

A 32.37 acre, or 1,410,022 square foot more or less, tract of land being out of a 209.096 acre tract as recorded and conveyed to Leinger Ventures, LLC in Special Warranty Deed with Vendor's Lien, recorded in Volume 7608, Pages 622-634, out of the Herman Sparks Survey Number 71, Abstract 707, County Block 5041, now being in New City Block (N.C.B.) 16588 of the City of San Antonio, Bexar County, Texas, and being more particularly described as follows:

COMMENCING: At a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", on the southeast right-of-way line of Nacogdoches Road (F.M. 2252), a variable width right-of-way, the west corner of a 382.386 acre tract recorded in Volume 3657, Pages 1336-1338 of the Official Public Records of Real Property of Bexar County, Texas, the north corner of said 209.096 acre tract;

THENCE: S $30^{\circ}23'21"$ E, departing the southeast right-of-way line of said Nacogdoches Road, along and with the southwest line of said 382.386 acre tract, the northeast line of said 209.096 acre tract, at a distance of 651.43 feet passing the northeast corner of a drainage easement recorded in Volume 9561, Pages 70-71 of the Deed and Plat Records of Bexar County, Texas, continuing along and with the northeast line of said Drainage Easement, the southwest line of said 382.386 acre tract, at a distance of 1319.02 feet, passing the southeast corner of said Drainage Easement, the northeast corner of the remaining portion of a 76.01 acre tract, continuing along and with the northeast line of said 76.01 acre tract, the southwest line of said 382.386 acre tract, for a total distance of 2099.41 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", the northeast corner and the POINT OF BEGINNING of the herein described tract;

THENCE: S $30^{\circ}23'21"$ E, along and with the southwest line of said 382.386 acre tract, the northeast line of said 76.01 acre tract, a distance of 909.86 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" on the northwest right-of-way line of the Union Pacific Railroad, a variable width right-of-way recorded in Volume 194, Page 55-60 of the Deed Records of Bexar County, Texas;

THENCE: Along and with the northwest line of said Union Pacific Railroad, the southeast line of said 209.096 acre tract the following calls and distances:

S $49^{\circ}48'04"$ W, a distance of 337.63 feet to a found $\frac{1}{2}$ " iron rod;

S $40^{\circ}07'41"$ E, a distance of 29.68 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

S $49^{\circ}07'03"$ W, a distance of 1027.93 feet to a found $\frac{1}{2}$ " iron rod, the east corner of a 78.870 acre tract recorded in Volume 11252, Page 1835-1840 of the Official Public Records of Real Property of Bexar County, Texas;

EXHIBIT A

To Ordinance No. _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.900

passed on February 9, 2006

32.37 Acres
Job No: 9100-05
Page 2 of 2

THENCE: N30°02'28"W, departing the northwest line of said Union Pacific Railroad, the southeast line of said 209.096 acre tract, along and with the northeast line of said 78.870 acre tract, a distance of 1191.36 feet to a found ½" iron rod on the southeast line of said 76.01 acre tract, the north corner of said 78.870 acre tract;

THENCE: N 59°56'00"E, along and with the southeast line of said 76.01 acre tract, the northwest line of said 78.870 acre tract, a distance of 1331.19 feet to the POINT OF BEGINNING and containing 32.37 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: PAPE-DAWSON ENGINEERS INC.,
DATE: April 6, 2005
JOB No.: 9074-05
FILE: NASurvey05\5-9200\9100-05\9100-05FN.doc



6 APRIL 05

Patricia Ann Mantooth

EXHIBIT

A

A location map showing the site of the investigation. The map includes a road, a building, and a site marked with an arrow. The text "LOCATION MAP" and "N.T.S." (Not To Scale) are visible at the bottom.



CASE NO: Z2006017

Staff and Zoning Commission Recommendation - City Council

Date: February 09, 2006

Zoning Commission Meeting Date: January 17, 2006

Council District: 10

Ferguson Map: 519 F-5

Applicant:

Owner:

Brown P.C.

Leinguer Ventures, LLC

Zoning Request: From "BP" Business Park District to "R-5" Residential Single-Family District
32.37 acres out of NCB 16588

Property Location: 16700 Block of Dolente Road and Mandolino Lane
Between Tranquillo Way and M-K-T Railroad

Proposal: Single-family residential development

Neighborhood Association None

Neighborhood Plan: None

Traffic Impact Analysis

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is currently undeveloped and located southeast of Nacogdoches Road. The subject property is adjacent to "R-5" Residential Single-Family District to the north (single-family dwellings), "BP" Business Park District to the west (vacant) and "NP-10" Neighborhood Preservation District to the northeast (vacant). The "R-5" Residential Single-Family District is a down-zoning and would be appropriate at this location. The change in zoning would conform to the existing land use.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Pedro Vega 207-7980

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006017

ZONING CASE NO. Z2006017 – January 17, 2006

Applicant: Brown, P. C.

Zoning Request: "BP" Business Park District to "R-5" Residential Single Family District.

Patrick Christensen, 112 E. Pecan, representing the owner, stated the purpose of this request is to allow for single family residential development on the subject property.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Robbins and seconded by Commissioner McAden to recommend approval.

1. Property is located on 32.37 acres out of NCB 16588 at Dolente Road and Mandolino Lane.
2. There were 6 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Marshall, Sherrill, McAden, Avila, Stribling, Gray

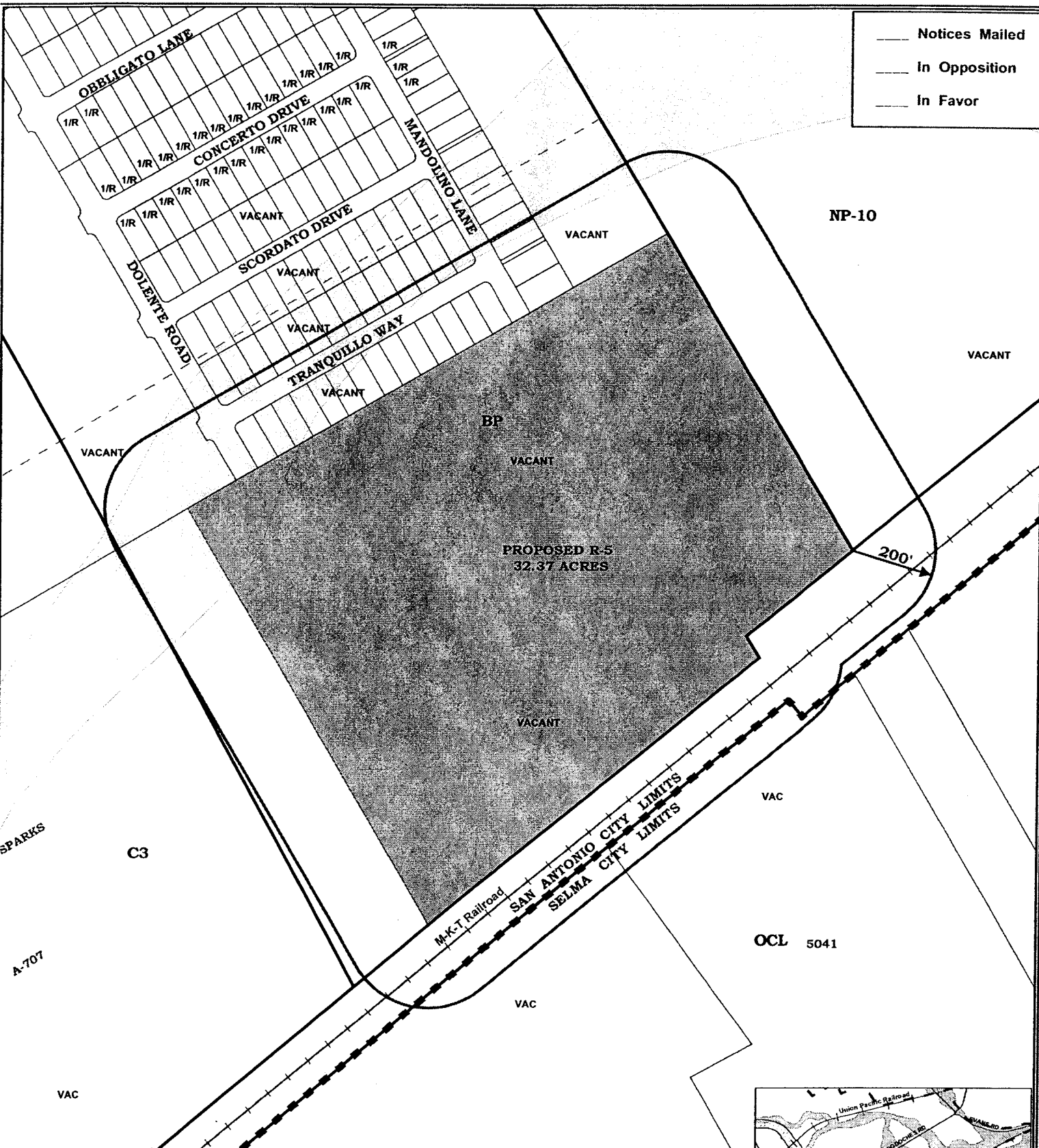
NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



ZONING CASE: Z2006-017

City Council District No. 10
 Requested Zoning Change
 From "BP" To "R-5"
 Date: February 9, 2006
 Scale: 1" = 300'

[Shaded Box] Subject Property
 [Circle] 200' Notification



C:\Dec_6_2005

